

COMSTOCK HOA
Board Meeting Minutes
November 18, 2015

The Board Meeting came to order at 7 PM at Bonnie Handy's house on Thursday, November 18, 2015.

Those present were Bonnie Handy, President; Daniel Ralston, Secretary; Cynthia Reed, Treasurer; Scott Mackey and Keith Schaeffer Board Members.

- I. Approval of Minutes of October 21, 2015: After a motion by Daniel and a second by Keith, the minutes were approved unanimously.

II. Old Business:

- a. Irrigation and Landscaping Bids – Scott: Scott stated that he should have bids by Monday, November 22. The bids will be coming from Busy Beaver, Landscaping and Irrigation, Aztec, and All Property Maintenance. After we receive those bids, we will ask Peaceful Valley to give us a bid, as well. Chuck's Sprinkler may do the job at the same price as this past year if we decide to go with them, again but they do not want to make a bid.
- b. Engraving of Entrance Sign – Keith: Keith submitted three bids ranging from almost \$6,000.00 to \$1,000,000. After much discussion over costs, the Board decided to budget no more than \$5,000.00 for the sign. Cynthia showed a photograph of a sign that she and Bonnie had viewed in Loma. The Board decided to get estimates on the cost of that sign. Keith has a friend who does brick work. He will ask him to give us an estimate on the cost. We feel it will be much less since it doesn't involve a big rock for the actual sign. Keith will get back to us. The board decided the sign should stay on the property owned by the HOA (the dry pond) but with an orientation allowing it be better viewed by oncoming traffic from both the east and west. Scott will look into having the bush(s) around the current sign either removed or trimmed to allow it to be more visible. Bonnie suggested we might need more bark also.
- c. Cynthia followed up with the homeowners complaints about charges against them for a violation and late fees by Heritage. The situation was resolved and fees refunded to homeowner.

III. New Business:

- a. Switch of Board Officers: After some discussion, it was decided to appoint Cynthia Reed, President of the Board; Bonnie Handy, Secretary and Daniel Ralston, Treasurer. After a motion by Keith and a second by Scott, the motion was passed.
- b. 2016 Budget: After much discussion the following additions to the new budget will be the following: 1, Irrigation improvement - \$15,000; 2. New entrance sign - \$5,000; 3. Irrigation and Landscaping Cost – undecided as of now; Heritage Property Maintenance Fee \$12,000; Lawyer's Fees of \$2,500; Compliance Person \$1,200.

IV. Other Business:

- a. Irrigation – Daniel: Daniel stated that the first step should be to hire an engineer to look at our system and give us a plan. After we have a plan, then we can decide which valves should be flushed first. We cannot do all of them at the same time as it may be too costly. Daniel reported that a homeowner would like to help with this. Also, Cynthia stated that her husband knows a person who could help us to get an engineer.

- b. Comstock West has two Board Members talk with each homeowner regarding their complaints and/or violations. Our Board decided to do that if we decide to do a home visit before we send a violation letter. We hope that will eliminate future problems.
- c. **General Rule Change** – Cynthia: Cynthia stated that the **Dues and Assessments portion** of the Comstock HOA General Rules should be changed regarding payment of yearly dues and assessments. **That section** should read: All Owners must pay annual dues, **penalties for violations** and assessments by **the** end of **the** month in which they come due. Owners will be delinquent and will be subjected to penalty and any expenses incurred after month in which dues and assessments bill is received.
- d. **Painting** and Construction of decks, patios, etc. - Cynthia: Cynthia stated that covenants state that homeowner has 6 months to finish painting house or building deck, etc. Failure of homeowner to comply **may** result in HOA hiring a contractor and charging the homeowner for **completion of the** work.
- e. **Forms for Architectural Approval** – The board decided to write submission forms for homeowners to submit to the board/architectural approval committee for approval of projects listed in Article VII of the Covenants. **Once written we will have a lawyer review them for us.**

V. Next Board Meeting: Our next Board Meeting will be held on December 8th at 7 PM.

VI. Adjournment: After a motion by Daniel and a second by Keith, the meeting was adjourned at 8:40 PM.

Bonnie Handy, Secretary